



LOUTH COUNTY COUNCIL

Town Hall, Crowe Street, Dundalk, County Louth A91 W20C
Tel: 042/9335457 Fax: 0429392910

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

NOTIFICATION OF DECISION TO GRANT

TO: Hallscotch Venture 2 Ltd.
c/o Ian Magahy
Magahy Broderick Associates
123 Lower Baggot Street
Dublin 2
D02 YK29

Date: 20/08/2026

Register Reference Number: 2560717

Date Application Received: 12/11/2025

Type of Application: PERMISSION

Description of Development: Permission for a six-storey hotel comprising 107 no. bedrooms, lobby, bar and dining area, and associated service areas, together with all associated site development works, at Marsh Road (to the east of Scotch Hall Shopping Centre). The proposed development will include vehicular (servicing and drop-off) and pedestrian access via New Road (to the east of Scotch Hall Shopping Centre, off Marsh Road), provision of 54 reserved car parking spaces within the existing Scotch Hall Shopping Centre car park, 22 no. bicycle parking spaces, and an enclosed pedestrian bridge connection from Level 1 (first floor) of the proposed hotel to the eastern end of the Shopping Centre Mall at Level 1. A Natura Impact Statement (N.I.S.) accompanies this application. *Significant Further Information Received on 03/07/2026 - To include demolition works*

Name of Applicant: Hallscotch Venture 2 Ltd.

Location of Development: Marsh Road (to the east of Scotch Hall Shopping Centre), Drogheda, Co. Louth

Date of Decision: 20th August 2026

In pursuance of the powers conferred upon it by the above mentioned Acts, the Council of the County of Louth, being the Planning Authority for the County of Louth, has decided to **GRANT PERMISSION** for the development mentioned above, subject to the 17 conditions set out in the schedule attached.

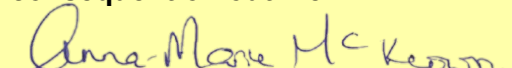
An **appeal** against this decision may be made to An Coimisiún Pleanála. The procedure for making an appeal is available on An Coimisiún Pleanála's website (www.pleanala.ie).

If no appeal is taken against this decision, a grant of PERMISSION will be made on the expiration of the period for the making of an appeal. If an appeal or appeals is/are taken, the grant shall not be made unless the appeal, or, as the case may be, each appeal, is either:

- (a) withdrawn
- (b) dismissed by An Coimisiún Pleanála or
- (c) is subject to a direction by An Coimisiún Pleanála.

N.B. UNTIL THE GRANT IS MADE THE DEVELOPMENT IN QUESTION IS NOT AUTHORISED.

No development may be carried out on foot of an **outline** permission until a **grant of permission consequent on outline** has been obtained.


Anna-Marie McKeown
Senior Staff Officer

Louth CC, Planning Department - Viewing Purposes Only!

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CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 12/11/2025 and at Further Information stage on 03/07/2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: To ensure a satisfactory standard of development and to prevent unauthorised development.

2. The mitigation measures and associated monitoring outlined in the plans and particulars submitted with the application and as amended by the Further Information response on 3rd July 2026, including the Natura Impact Statement and the Construction and Demolition Waste Management Plan, shall be carried out in full, except as may otherwise be required in order to comply with other conditions.

Reason: In the interest of clarity and protection of the environment and in the interest of public health.

3. In accordance with the Council's Development Contribution Scheme 2023 made under the provisions of Section 48 of the Planning and Development Act 2000 (as amended) the developer shall pay a contribution to the Planning Authority, (or such increased amount in accordance with the changes on an annual basis to the Chartered Surveyors of Ireland Construction Tender Price Index) towards the costs already incurred or to be incurred by the Planning Authority on the provision of each of the public facilities listed below, which will benefit development in the area of the Planning Authority. This contribution shall be paid in full within 6 months of the final grant date of this permission unless otherwise agreed in writing with the Planning Authority. The commercial building (Category 2) has a floor area of 4,337 sqm.

- a. Class 1 Infrastructure (including roads and surface water)
 $\text{€ } 73 \times 4,337 \text{ sqm} = \text{€ } 316,601$

- b. Class 2 Amenity (including parks, recreation, amenity & community facilities)
 $\text{€ } 17 \times 4,337 \text{ sqm} = \text{€ } 73,729$

Total = €390,330

(Three hundred and ninety thousand, three hundred and thirty euro)

Reason: The provision of such public infrastructure and facilities in the area of the Planning Authority has benefited or will benefit the proposed development and it is considered reasonable that the developer should contribute towards the cost of their provision.

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4. Prior to commencement of works, details of all external materials, colours and finishes and signage shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interest of visual amenity and the character of the area.

5. Prior to the commencement of development, the developer shall submit to the Planning Authority a valid Confirmation of Feasibility (CoF) / Statement of Design Acceptance from Uisce Éireann confirming that adequate water supply and wastewater infrastructure is available to serve the proposed hotel development.

Reason: In the interest of public health and to ensure adequate servicing infrastructure is available.

6. The noise level shall not exceed 55 dB(A) rated sound level, as measured at the nearest dwelling. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site.

7. The applicant has addressed the requirement to provide a new traffic controlled signalised junction of the Marsh Rd / New Street at the applicants expense as part of the development, however further minor refinement of the arrangement is necessary to remove some minor anomalies in the submitted drawing SBH-RL P01 Rev01. Within 3 months of the grant of planning permission and prior to construction the applicant shall submit to the Planning Authority for approval:

- a. A revised drawing SBH-RL-P01 outlining the minor amendments of a Rerun of Autotrack analysis with proposed stop lines readjusted (moved backwards on each arm of the junction) as current Autotrack analysis has identified conflicts.
- b. A full set of proposed detailed civil, M&E and phasing drawings for all road users of the signalised junction for agreement with the Roads Authority.

Reason: In the interest of public health and safety and to ensure the proper planning and sustainable development of the area.

8. The applicant has outlined that the pedestrian footbridge between the new development and Scoth Hall Shopping Centre / Hotel in its final design will be configured to have a floor depth of no more than 320mm and therefore the clearance under the bridge will be 4.9m. This is less than the required vertical clearance as per Section 5 "Headroom at Structures" of TII publication DN-GEO 03036, however the applicant has demonstrated that the maximum legally permitted height for a vehicle in Ireland is 4.7m. In this regard the Planning Authority accepts this proposal, subject to the applicant submitting, within 3 months of the grant of planning permission and prior to construction:

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- a. Submit a road layout drawing showing adequate advance warning signage of the height of the pedestrian footbridge clearance height.
- b. A copy of the Structural Engineer's, namely Magahy Broderick Associates Consulting Engineers, Professional Indemnity Insurance for retention in the Planning File, that they are satisfied with the proposed clearance height of 4.9m and that the pedestrian footbridge is designed in accordance with structural design standards to withstand any collision impacts.

Reason: In the interest of public health and safety and to ensure the proper planning and sustainable development of the area.

9. The applicant has submitted a Road Safety / Accessibility Audit, which has identified a number of issues at this juncture of the Design Process, however upon completion of Detailed Design and prior to Construction, the applicant shall furnish a Stage 2 Road Safety Audit which examines the proposals and provide a report with observations and recommendations. In addition to the RSA the applicant shall provide separate Walkability Audit & Accessibility Audit from St. Mary's Bridge.

Reason: In the interest of public health and safety and to ensure the proper planning and sustainable development of the area.

10. Prior to occupation of the development, all roadways and footpaths serving the development shall be finished with a permanent durable surface course. The roadway shall be applied with line marking and road signage as per furnished drawings.

Reason: In the interest of public health and safety and to ensure the proper planning and sustainable development of the area.

11. Prior to occupation of the development, the street lighting serving the development shall be operational.

Reason: In the interest of public health and safety and to ensure the proper planning and sustainable development of the area.

12. Prior to occupation of the development, the applicant shall ensure that car parking spaces shall be properly constructed on a durable permanent surface and laid out to the satisfaction of the Planning Authority.

Reason: In the interest of public health and safety and to ensure the proper planning and sustainable development of the area.

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13. Two months in advance of construction activities the applicant shall prepare and submit for agreement a Construction Management Plan for the works. This Plan shall fully detail:
- a. A Traffic Management Plan for all phases of the proposed development including Construction Traffic Access arrangements.
 - b. The delivery and routing of materials to the site during the construction phase shall be organised so that deliveries do not conflict with the morning or evening periods of peak school traffic flow.
 - c. The removal and routing of surplus material off site shall be so organised that haulage vehicles do not conflict with morning or evening periods of peak school traffic flow.
 - d. If the Construction Management Plan should indicate that access over third party lands is required, evidence of landowner's Consent shall be submitted.

Reason: In the interest of public health and safety and to ensure the proper planning and sustainable development of the area.

14. The following condition shall be complied with in full:
- a. All ground works associated with the proposed development shall be monitored under licence by a suitably qualified Archaeologist.
 - b. Should archaeological material be found during the course of works, the work on the site shall be stopped pending a decision as to how best to deal with the archaeology. The Developer shall be prepared to be advised by the National Monuments Service with regard to any necessary mitigating action (e.g. preservation in-situ, or excavation) and should facilitate the Archaeologist in recording any material found.

Reason: To ensure the continued preservation (either in-situ or by record) of places, caves, sites, features or other objects of archaeological interest.

15. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

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16. Prior to the commencement of development, the developer shall consult and liaise with Louth County Council's Flood Relief Scheme Section regarding the detailed design of the proposed development. The developer shall demonstrate, to the written satisfaction of the Planning Authority, that the proposed development will not prejudice or conflict with, proposed development does not conflict with, and where possible complements, any future or ongoing flood relief measures for the River Boyne and surrounding areas. Any recommendations arising from such consultation shall be incorporated into the development, where required by the Planning Authority.

Reason: In the interest of flood risk management and to ensure the proposed development does not prejudice the delivery or operation of existing or future flood relief infrastructure.

17. The following conditions shall be complied with in full:
- a. The applicant shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Louth County Council in respect of all openings in public areas and shall pay Road Opening License Fees and road restoration costs. The applicant shall abide by the conditions as set out in the said license(s).
 - b. The applicant shall make all necessary arrangements to apply for and obtain a hoarding License(s) from Louth County Council if the applicant intends to erect, construct, place and maintain a hoarding, fence or scaffolding on a public road or footpath (In accordance with Section 254 of the Planning and Development Act, 2000, and the Planning and Development Regulations, 2001).
 - c. The applicant shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road/footpath arising from the construction work and shall either make good any such damage forthwith to the satisfaction of Louth County Council or pay to the Council the cost of making good any such damage on a demand thereof being issued by the Council.
 - d. All necessary measures, as may be determined by the Planning Authority, shall be taken by the developer/contractor/servants/agents to prevent the spillage or deposit of clay, rubble or other debris on adjoining public roads or footpaths during the course of the development works. The developer shall ensure that all vehicles leaving the development are free from any material that would be likely to deposit on the road and in the event of any such deposition; immediate steps shall be taken to remove the material from the road surface. The developer shall be responsible for the full cost of carrying out of road/footpath cleaning work.

Reason: In the interest of public health and safety and to ensure the proper planning and sustainable development of the area and to ensure the proper planning and sustainable development of the area.

Important Notes for Applicants

1. It should be clearly understood that the granting of Planning Permission does not relieve the developer of the responsibility of complying with any requirements under other Codes of legislation affecting the proposal.
2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.
4. The procedure for making an appeal is available on An Coimisiún Pleanála website. (www.pleanala.ie)

Uisce Éireann Standard Notes

1. Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Uisce Éireann. Similarly, under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public wastewater collection network, either directly or indirectly, without the agreement of Uisce Éireann.
2. Where the applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the applicant must sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
3. In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.